



- I. **Call to Order:** The NWIRDA Board of Director's meeting was called to order at 10:00 a.m. CT on Thursday, July 8, 2021 with Chairman Donald P. Fesko presiding.
- II. **Roll Call:** Present: Chairman Donald P. Fesko, Randy Palmateer, Christopher Campbell, Milton Reed, Africa Tarver, Patrick Lyp and Darnail Lyles. Seven members were present constituting a quorum.
- III. **Installation of New Board Member:** D. Hollenbeck formally sworn in Gary Appointment, Darnail Lyles.
- IV. **General Public Comment:** *None*
- V. **Consent Agenda:** R. Palmateer motioned to approve the consent agenda with a second by A. Tarver. All were in favor and the motion was approved.

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| 1. Minutes: Board Meeting of April 8, 2021 | <i>Approved</i> |
| 2. Reports: MWBE Quarterly Expenditure Compliance (1 st QRT, 2021) | <i>Approved</i> |
| 3. Reports: Buy Indiana Quarterly Report (1 st QRT, 2021) | <i>Approved</i> |
| 4. Reports: Zip Code Quarterly Report (1 st QRT, 2021) | <i>Approved</i> |
| 5. Reports: Contractor Utilization Report (1 st QRT, 2021) | <i>Approved</i> |

VI. **Actions on Anticipated Recommendations from Fiscal Task Force**

Approval: Compliance Consultant, Engaging Solutions S. Ziller reported to the Board that the RDA released the RFP for a Compliance Consultant for technical assistance in the administration of the RDA's minority compliance, Buy-Indiana, Buy-Northwest Indiana, and Hire Indiana programs, and the ongoing monitoring function of its grantees on March 29, 2021. Proposers had the opportunity to submit questions to the RDA. Answers were posted on the RDA's website and were available for review on April 16, 2021. Proposals were due on April 26, 2021 and we received 7 proposals.

The process used for firm recommendation to the Fiscal Task Force is consistent with the RFP.

RDA staff scored each of the 7 proposals based on the submittal of each firm based on 5 criteria:

1. Project Understanding and Technical Approach
2. Qualification of Direct Project Personnel
3. Project Management/Execution Plan
4. Demonstrated Ability to Complete Project on Time and on Budget



5. Cost Effectiveness

Based on those 5 factors, the firms were scored and then ranked based on average scores of the Scoring Committee. The 3 highest scoring firms were offered interviews with the Scoring Committee.

Interviews were scheduled and held the week of May 10, 2021. Each firm was given the opportunity to present their proposal, technical approach, qualifications of the direct project personnel, and their project management and execution plan.

After the interviews, the firms were scored again. Lastly, a combined average score of the proposal and interviews were calculated. Engaging Solutions scored the highest.

Individual phone calls were made to each of the Board of Director's after the interviews were conducted to explain the process used, and a recommendation by the Interim CEO was made at that time to move forward with Engaging Solutions for Fiscal Task Force approval and Full Board approval at today's meeting.

S. Ziller asked the Board for recommendation and approval to delegate the Chairman of the Board and Interim CEO/COO the responsibility to finalize negotiations and agreement with the selected firm.

M. Reed asked for a formal evaluation period.

P. Lyp motioned to approve the recommendation with a second by A. Tarver. The motion passed by a vote of 6-1, with Darnail Lyles dissenting.

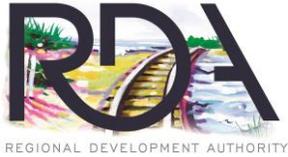
VII. Project Status Review

a. Surface Transportation and Development:

Update: S. Ziller reported both rail projects have achieved Full Funding Grant Agreement status and are continuing to progress towards construction. Updates on both projects are as follows:

West Lake Rail project

1. Design-Builder is continuing with final design and delivered several design packages for NICTD review in Q2
2. As of June 10, design is 48.6% complete. 60% design is targeted to be completed in late June or early July.



Double Track

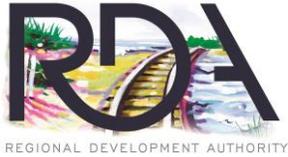
1. Construction work has been divided into multiple construction packages. NICTD has completed 3 procurements.
2. Main construction contract, DT1, received two bids on May 4 which both exceeded the engineer's estimate. The NICTD board rejected both bids on May 10.
3. NICTD with consultation from RDA and IFA is in the process of rebidding the main construction contract.
4. The FTA is holding monthly monitoring meetings with NICTD to assess progress on DT. RDA is attending these meetings.
5. NICTD is working with its consultants to identify value engineering (VE) opportunities to reduce cost.
6. NICTD is in active discussions with the FTA about the VE opportunities and impacts to the FFGA.
7. Right of way acquisition continues on schedule.

b. Transit Development Districts:

Update: S. Ziller reported that RDA staff and its consulting team completed two more TDD public engagement sessions in June for the Hammond Gateway and Michigan City stations. Both meetings were held in an in-person and online hybrid format. RDA staff and consultants are finalizing the boundaries based on feedback from these meetings for final review by the communities and are also working to finalize the TDD boundary for the Miller station in Gary. The Munster Ridge Road, Munster/Dyer, Portage/Ogden Dunes and East Chicago TDDs are finalized and ready to continue the public process. Discussions are underway on moving forward with the Hammond South station TDD. Remaining to be tackled are the Gary Metro, Dune Park, Beverly Shores and South Bend TDDs.

The RDA also continues to work on an open house for developers to spread the word about the TDDs among the development community and have contacted several of our communities to alert them to this event and gather feedback on what they would like highlighted in their TDD and the RDA hopes to hold the open house before the end of summer.

S. Ziller reported the next Steering Committee meeting is scheduled for August 19, 11:00 a.m.



c. **RDA Operations:**

i. **Update:** *None*

VIII. **Unfinished Business:** *None*

IX. **New Business:**

i. **Update:** *None*

X. **2021 Board Planning Calendar:** The quarterly Board meeting structure is reflected in the planning calendar.

XI. **General Public Comment:** *None*

XII. **Adjournment:** Without further business the meeting was adjourned.

Respectfully submitted by Amy L. Jakubin